

STATEMENT OF QUALIFICATIONS

Sage Environmental Services, LLC (Sage) is a full service environmental consulting firm performing due-diligence, site assessments and remediation in Idaho, Oregon, Washington, and Utah. Our focus is to remain nimble while providing turn-key solutions to the environmental concerns encountered in today's complex regulatory environment.

Your business requires timely information, attention to detail, and a team member who treats your investment like their own, resolving potentially costly environmental situations inexpensively and effectively. Sage is committed to resolving your environmental concerns.

COMPANY PROFILE

Sage Environmental Services, LLC provides environmental consulting services to the real estate, development, legal, lending, and manufacturing industries. Our staff and associate professionals are Registered Professional Geologists, Certified Asbestos Inspectors/ Management Planners, Registered Environmental Assessors and Environmental Specialists. We provide:

Real Estate Due Diligence Services

- Phase I Environmental Site Assessments
- Phase II Environmental Site Assessments
- Asbestos Inspections and Management Plans

Investigation and Remedial Services

- Asbestos and Lead-Based Paint
- Soil and Groundwater Remediation

REAL ESTATE DUE DILIGENCE SERVICES

Specializing in Phase I & II Environmental Site Assessments, Sage has performed hundreds of environmental assessments on a variety of commercial and industrial properties. We understand lending institution requirements and the varied environmental regulations associated with all phases of property assessment. This holistic perspective enables us to determine if a potential environmental concern is a true concern for our client's business.

Phase I Environmental Site Assessments (ESAs) are performed prior to the closing of commercial real-estate transactions to determine if recognized environmental conditions exist on a subject property. Sage performs ESAs in accordance with the most recent American Society for Testing and Materials (ASTM) Standard E 1527, Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process. This practice is the industry standard for conducting ESAs and is the basis for justifying due diligence satisfies the Comprehensive Environmental Response Compensation and Liability Act's requirements for Landowner Liability Protections and All Appropriate Inquiry (AAI).

Phase II Environmental Site Assessments normally entail collecting representative samples of surface stains, subsurface soils, groundwater, and/or building materials to determine if hazardous constituents are present at levels that represent environmental concern. Sage is experienced with a wide range of contaminants of concern and applicable environmental regulations. We evaluate sample results and compare them with applicable standards to determine if actual concerns exist. When an environmental concern is detected, our cost-effective recommendations address the issue and bring it to closure.

INVESTIGATION AND REMEDIAL SERVICES

Sage understands the myriad environmental conditions, outside of a business risk or lending scope of work, that require further investigation and remediation. These additional activities can be caused by a public relation concern, pending legal action, and/or regulatory driven requirements. We assess and investigate sites suspected of containing hazardous materials on a regular basis. Prior to initiating any assessment, we review client and project objectives, also considering site specifics to determine the best assessment strategy.

Site Investigations are performed to determine the quantity, location, and nature of hazardous materials and their impact on site-specific conditions. During our investigations, we specifically account for the past, present, and future use of the subject site and surrounding properties. We tailor each investigation work plan for specific site requirements in conjunction with our client's objectives and applicable regulatory standards. Risk assessments are then prepared, that evaluate the potential impact of hazardous materials on human health and the environment. The risk assessment will define materials of concern, identify potential receptors (surface water, drinking water resources, human inhalation, and air quality), and evaluate available analytical data, eventually determining exposures, toxicity, and risk characterizations. Risk assessment conclusions are used to develop cleanup criteria that dictate remedial design for a contaminated property.

Asbestos and LBP Investigations are material-specific services required for renovation and demolition projects. These inspections mitigate the exposure risk to workers and residents by identifying hazardous building materials prior to their disturbance.

INSURANCE

Sage maintains General Liability, Professional Liability, and Pollution Liability insurance of two million dollars per occurrence. Workman's Compensation and Automobile Liability are also provided at one million and 500,000 dollars per occurrence, respectively. A copy of our Certificate of Insurance is provided as an attachment.

TECHNICAL PROFICIENCY

Sage's responsive and dependable service is tailored to meet and exceed our client's expectation. Our satisfied client base includes property management companies, law firms, real-estate developers, institutional lending agencies, government agencies, architects, engineers and industrial corporations.

The technical proficiency of our staff is our strength. In addition to secondary education, Sage professionals have proven track records in their individual fields of expertise with over 50 years of collective experience in the environmental and construction industries. Sage's staff and associate professionals include registered professional geologists, registered environmental assessors, certified asbestos inspector/management planners and environmental scientists.

PROFESSIONAL REFERENCES

Thornton Oliver Keller Commercial Real Estate

250 S. 5th St., 2nd Floor
Boise, Idaho 83702

Mike Keller, Investment Brokerage (208) 850-8444
Chris Pearson, Partner (208) 947-0859
Michael Ballantyne, Managing Partner (208) 947-0831

Colliers International

755 W. Front Sst., #300
Boise, Idaho 83702

Lew Manglos (208) 472-2841
Scott Raeber (208) 472-2817

Mountain West Bank

1223 12th Ave. Road
Nampa, Idaho 83686

Jack Precht, VP, Commercial Lending (208) 884-6983
(208) 463-2974

The Triumph Group

313 N. Main Street
Hailey, Idaho 83333

Mark Kelly (208) 788-9494
Peter Whitehead (208) 850-8444

KW Commercial Real Estate- The Nancy Lemas Team

512 W. Idaho Street
Boise, Idaho 83702

Nancy Lemas (208) 344-0288
Natalie Lemas Hernandez

Idaho Department of Environmental Quality

Boise Regional Office
1445 N. Orchard Street
Boise, Idaho 83706

Mark VanKleek, Water Quality Science Officer (208) 373-0510

Trilogy Development

2364 S. Titanium Place
Meridian, Idaho 83642

Shawn Brownlee, Construction Manager (208) 895-8858

OFFICE LOCATION

We provide services in Idaho, Oregon, Utah, and Washington from our office in Boise, Idaho.

Sage Environmental Services, LLC

18123 N. Highfield Way
Boise, Idaho 83714